

MINUTES
MEETING OF THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS ✓
AUGUST 4, 2009 7:30 P.M.
CAMPTON COMMUNITY CENTER
5N082 OLD LAFOX ROAD CAMPTON HILLS, ILLINOIS

Call to Order

The regular meeting of the Zoning Board of Appeals was called to order by Chairperson Judy-Prucnell on Tuesday August 4, 2009 at 7:32pm at the Campton Township Community Center, 5N082 Old LaFox Road, Village of Campton Hills, Kane County, Illinois.

Roll Call

Secretary Beith called the roll.

Present: Members Sheluga, Wincent, Noyes, Palansky and Chairperson Judy-Prucnell.

Absent: Members Bauman and Hayes.

Also present: Village attorney Braithwaite, Zoning Officer Ranieri, Petitioner John Kapovich and three members of his family.

Establishment of Quorum

A quorum was established.

Approval of Minutes

A motion was made by Member Palansky and seconded by Member Shaluga to approve the minutes of June 23, 2009. The voice vote was unanimous. Chairperson Judy-Prucnell declared the motion passed.

Recess for Public Hearing

Chairperson Judy-Prucnell recessed the regular meeting of the Zoning Board of Appeals at 7:34 P.M.

Open Public Hearing

At 7:34 P.M. Chairperson Judy-Prucnell opened the public hearing for a Petition for Variation filed by John Kapovich for a variation in the Village Zoning Ordinance to allow an amended variation from the uses permitted in the E-1 Zoning District (as permitted pursuant to an existing variation) to allow for (a) a change in size of the addition to the barn from 1,700 sq. ft. to 2,340 sq. ft; (b) a change in size of the outdoor riding arena from 100' x 100' to 100' x 135'; (c) a change in the location of the outdoor riding arena to the front of the property, all property located at 41W300 Lenz Rd. Campton Hills.

Confirmation of Legal Notice

Chairperson Judy-Prucnell noted that appropriate hearing notice had been published July 11, 2009 in the Kane County Chronicle. Zoning Officer Ranieri stated mailing of notice to surrounding properties was made.

Roll Call and Establish Quorum

Secretary Beith called the roll. Present: Members Sheluga, Wincent, Noyes, Palansky and Chairperson Judy-Prucnell. Absent: Members Bauman and Hayes. Chairperson Judy-Prucnell noted a quorum was established for the hearing.

Presentation By Petitioner

Chairperson Judy-Prucnell swore in Petitioner John Kapovich. Mr. Kapovich briefly reviewed his application approved March 24, 2009 then explained the modifications necessary along with reasons for the changes. Mr. Kapovich stated the size of the Morton building pole barn was increased to 80 by 168 feet with the addition of a tack room, feed stall, wash stall, machine room and tool storage. The allocation of stalls for five owner horses and six boarded horses did not change. The location of the sand arena was moved towards the front property from its original center location due to drainage and septic issues. Petitioner Kapovich supplemented his presentation with Final Engineering Plans from Western Surveying and Engineering dated June 18, 2009 to illustrate details. Throughout the presentation, Petitioner Kapovich responded to questions of clarification from the Board members.

Public Comment

There was no public comment.

Close Public Hearing

At 8:09 P.M. a motion was made by Member Sheluga and seconded by Member Wincent to close the public. The voice vote was unanimous.

Resume Regular Meeting

Chairperson Judy-Prucnell noted this meeting is a continuation of the July 28, 2009 meeting with exactly the same agenda. Chairperson Judy-Prucnell asked if there was any further discussion of petitioners request. There was brief discussion of the size and location of the accessory "indoor arena" building after which there was no further discussion. A motion was made by Member Noyes, seconded by Member Sheluga, that the Zoning Board of Appeals approve pursuant to a petition for variation filed by John Kapovich, owner, based on the variance of March 24, 2009, relative to the property at 41W300 Lenz Road, the following variations in use be granted:

- a. construction of an addition to the existing barn, which addition shall be approximately 2,340 square feet in size and located substantially as marked on the Western Engineering final engineering plan dated June 18, 2009;
- b. construction of an outdoor riding arena approximately 100 feet by 135 feet in size and located substantially as marked on the final Western Engineering plan dated June 18, 2009;

- c. construction of an additional 168 X 81 accessory building “indoor arena” to be located in the vicinity of the existing barn in the variation as per plan.

The Variations provided for by this Ordinance shall be subject to the following conditions and restrictions:

- 1. the site plans and drainage plans shall be reviewed by the Kane County Water Resource Department and the variation is subject to the receipt of approval of the Kane county Water Resource Department;
- 2. all improvements shall be subject to approval of the Village of Campton Hills and Kane County permit process.

Comments by members of ZBA not related to petition

Chairperson Judy-Prucnell noted the Board has a new member, Mark Wincent. There was a brief discussion of how to get Board recommendations to the Village Board. Chairperson Judy-Prucnell discussed issues related to the open meetings act, email use and establishing a quorum.

Motion to Adjourn – A motion was made by Member Noyes and seconded by Member Sheluga to adjourn at 8:38pm. The voice vote was unanimous and Chairperson Judy-Prucnell declared the motion passed and the meeting adjourned at 8:38pm.

Approved on _____

William Beith, Deputy Village Clerk

Kathleen M. Judy-Prucnell, Chairperson